

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman
John Patta, Council Representation
Jim Oper

ABSENT: Joe Polidori
Ray Porterfield

ALSO PRESENT: Tom Ockington, Building Commissioner
Barbara Stanton, Acting Secretary

Chairman Albier called the Brooklyn Planning Commission Meeting to order. Clerk call the roll: Mayor Albier, "here", John Patta, "here", Jim Oper, "here". Absent: Ray Porterfield and Joe Polidori.

Chairman Albier: On tonight's Agenda is approval of the minutes from September 1, 2011; Request from ClevelandTech Solutions LLC for conditional use approval to locate a child care center located at 4480 Ridge Road. P.P. #432-23-018 and 432-23-021; Request from John N. Jouriles for preliminary site plan approval to construct a new two story frame house with a two care attached garage to be located at 8208 Memphis Avenue. P.P. #431-21-028; Request from Rakauskas Architecture for site plan approval to amend the approved exterior finishes for the unfinished building located at 8707 Memphis Avenue. P.P. #432-21-001; any other business that may come before the commission.

A motion was made by John Patta, second by Jim Oper to approve the minutes from September 1, 2011. **Vote Resulted:** Yes –Mayor Albier, John Patta, Jim Oper.

Mayor Albier: I need to explain something prior to the meeting. There are two members absent and three members that are present. This means that when we vote on the items which are on the agenda, it will need to be a unanimous vote to pass the request. If you would rather have your request heard next meeting where there should be the entire committee, you may do so. If you wish to be heard and the request is denied you may appeal the decision and apply to the Board of Zoning Appeals. You may make your decision to defer to the next meeting just before the committee votes.

Mayor Albier: The first item on the agenda is a request from ClevelandTech Solutions LLC for conditional use approval to locate a child care center located at 4480 Ridge Road. P.P. #432-23-018 and 432-23-021. Mayor Albier read a letter from Fran Migliorino, Economic Development Director for the City of Brooklyn. (attached) Jim Oper: How many children would be attending the child care center? Dr. Agarwal: For this size of building we are hoping for approximately 100 children. The child care providers will depend on how many children will be in attendance. A motion was made by Jim Oper, second by John Patta to approve the request from ClevelandTech Solutions LLC for conditional use approval to locate a child care center located at 4480 Ridge Road. **Vote Resulted:** Yes - Mayor Albier, John Patta, Jim Oper. Commission Ockington: This will require council confirmation.

Mayor Albier: The next item on the agenda is a request from John N. Jouriles for preliminary site plan approval to construct a new two story frame house with a two car attached garage to be located at 8208 Memphis Avenue P.P. #431-21-028. Commissioner Ockington: The home does not require any variances to the zoning code however that particular piece of property is affected by the Master Plan for the Memphis Improvement that was proposed. The Master Plan shows this property as potential commercial development. Mayor Albier: I reviewed the plans and we are happy that a new house is being built in Brooklyn. However, I do not think it's compatible with the neighborhood. Every house on the street is a bungalow and this house is beyond that. This request is also conflicting with our Master Plan. I do not look favorably on this. Jim Oper: I agree, especially with regards to the Master Plan. John Patta: I look at this in the opposite direction. It is still zoned as a residential area, and there are no changes of the zoning in that area. I would look favorably on this request. Mr. Jouriles: I was unaware that this was a reserved area and thought it was strictly residential. What would be appropriate for this location? Mayor Albier: In the Master Plan it indicates for commercial use. There was further discussion regarding the use of the property. Mr. Hieu Lieu: When I purchased the property the realty company stated that this was residential and at this meeting you indicated that it is

commercial property. Mayor Balbier: The property is zoned for residential. It is in conflict of the cities Master Plan. Mr. Hieu Lieu: How large of a house can I build? Mayor Balbier: We can put this on hold until next meeting and see if you can work something out with Commissioner Ockington as to the type of house that would be conducive to the neighborhood. Mr. Jourilies: Is it possible if a different designed house was presented to the commission? Mayor Balbier: Yes, that could be a possibility. There was further discussion. Mr. Jouriles and Mr. Hieu Lieu made the decision to defer their request. To defer the request for preliminary site plan approval to construct a two story frame house located at 8208 Memphis Avenue. **Vote Resulted:** Yes - Mayor Balbier, John Patta, Jim Oper.

Mayor Balbier: The last item on the agenda is a request from Rakauskas Architecture for site plan approval to amend the approved exterior finishes for the unfinished building located at 8707 Memphis Avenue. P.P. #432-21-001. Mr. Rakauskas: The drawings are slightly changed. The committee reviewed the drawings. There was discussion regarding the curbs, 50 parking spaces, handicap spaces and the storm and sanitary lines. There will not be a drop off canopy in front of the building. There will be landscaping around the area. There will be batting changes, pitching areas and the floor will be covered by Astroturf. There will be a few offices and a conference area. There will not be any changes to the building structure or roof lines. We will be using stucco panel sheets on the existing structure. It is an impervious material. This will be screwed into the existing siding. There was further discussion regarding the finish/colors of the building. A motion was made by Jim Oper, second by John Patta to approve site plan approval to amend the approved exterior finishes for the unfinished building located at 8707 Memphis Avenue. **Vote Resulted:** Yes - Mayor Balbier, John Patta, Jim Oper.

A motion to adjourn was made by John Patta, second by Mayor Balbier. **Vote Resulted:** Yes - Mayor Balbier, John Patta, Jim Oper.

Meeting adjourned.



Barbara Stanton
Acting Secretary



Mayor Richard Balbier
Chairman

MEMORANDUM

TO: Chair Richard Balbier and Planning Commission Members
FROM: Fran Migliorino, Economic Development Director

SUBJECT: ClevelandTech Solutions, LLC

DATE: October 6, 2011

Before you this evening is a request by ClevelandTech Solutions, LLC, the principals: Mukesh Agarwal and Munna Agarwal, for **Conditional Use** approval at 4480 Ridge Road, the former Brooklyn Public Library property. Drs. Agarwals' propose to develop this property into a Child Care Center, which will provide day care for infants, toddlers, Pre-K, and school age children. Drs. Agarwals have experience in this industry and currently manage and operate other Child Care facilities in the NE Ohio area.

The Economic Development Department has been working with ClevelandTech Solutions, LLC on this project since last November 2010. Their proposed redevelopment includes: purchase of the property, capital investment to the existing facility, and new job creation of fifteen+ full time administrators and staff.

In order to prepare for this redevelopment, several initiatives have been taken:

- The City contracted with C.W. Courtney Company to complete a lot split for the property, passed by Planning Commission September 1, 2011, now recorded with the County as Permanent Parcel #432-23-018.
- The Service Department of Brooklyn has properly cleared, disposed, and secured the stored City records and inventory that was housed in the building.
- The Cuyahoga County Land Bank, working as an agency of the City, has contracted with RLC, to demolish the interior of the building in preparation for development;
- On September 12, 2011, Brooklyn Council passed Ordinance #2011-48 approving a *Quit Claim Title Transfer from City of Brooklyn to the Brooklyn Community Improvement Corporation for the sole purpose of development the former library property located at 4480 Ridge Road, Brooklyn, Ohio 44144*. This legislation allows the Brooklyn Improvement Community Corporation (CIC), working as an agency of the City, to negotiate and enter into a purchase agreement with ClevelandTech Solutions, LLC.
- The Economic Development Committee reviewed all aspects of this project on August 23, 2011 and recommended moving forward.

I respectfully request that the Planning Commission approve **Conditional Use** for this property in order for this project to move forward. Referencing the Brooklyn Master Plan of 2006, page 136, one of our unmet needs is attracting, encouraging and supporting full time day-care providers.

Thank you very much for your consideration of ClevelandTech Solutions, LLC request.